



## CITY OF LAKE STEVENS NOTICE OF PUBLIC HEARING Variance and Reasonable Use Exception

**PROJECT NAME/ FILE NUMBER:** St. John Variance & Reasonable Use Exception / LUA2016-0118  
**APPLICANT/PROPERTY OWNER:** Kevin St. John  
**PROJECT LOCATION:** APN 29061900101200, Stitch Road, Lake Stevens, WA 98258  
**DATE OF APPLICATION:** August 18, 2016  
**DATE OF COMPLETENESS:** September 2, 2016  
**NOTICE OF APPLICATION ISSUED:** September 14, 2016  
**PUBLIC HEARING DATE / TIME:** Thursday, November 10, 2016 / 5:00 p.m.  
**LOCATION:** Lake Stevens Community Center, 1820 Main Street, Lake Stevens, WA 98258

**Project Description:** The applicant proposes to construct a residence and garage within the eastern-most portion of the parcel. Due to the lack of buildable area outside the wetland buffer, a reasonable use exception is proposed under LSMC 14.88.310 in order to utilize a reasonable economic use of the property. A variance is proposed under LSMC 14.16C.115 to reduce the front setback requirements from 25 feet to 10 feet, which increases the amount of wetland buffer that is preserved and restored.

**Permits Required:** Variance and Reasonable Use Exception. The eventual construction of the home will require a building permit.

**Permit Type/Process:** Per the Lake Stevens Municipal Code (LSMC) Table 14.16A-I, a Variance is a Type III review with a public hearing and final decision before the Hearing Examiner and a Reasonable Use Exception is a Type I review. LSMC 14.16A.220(g) (1-2) allows for a consolidated permit process.

### **PUBLIC REVIEW AND COMMENT:**

Interested parties may submit written comments before the public hearing or provide verbal comments at the public hearing. Comments can be submitted to City Hall, Attn: Dillon Roth, PO Box 257, Lake Stevens, WA 98258 or by email at [droth@lakestevenswa.gov](mailto:droth@lakestevenswa.gov). Persons who submit written or oral testimony may appeal the decision.

The project file, including the staff report, site map and recommendations is available for review at the Permit Center, located behind City Hall, Monday-Thursday 9 am- 4 pm and Friday 8am - Noon. Limited materials are available at: <http://www.ci.lake-stevens.wa.us/index.aspx?nid=380>.

***It is the City's goal to comply with the American with Disabilities Act. The City offers its assistance to anyone with special needs, including the provision of TDD services.***

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Distribution: Applicant  
Posted at Permit Center, City Hall, Subject Property and Website  
Mailed to property Owners within 300 feet of project site  
Published in Everett Herald